



PINARES DE SAN ANTÓN

13 VILLAS MÁLAGA HILLS

OPEN SEA VIEWS

SOUTH ORIENTATION

8 MINUTES TO MÁLAGA CITY

PINARES DE SAN ANTÓN, 13 VILLAS MALAGA HILLS

- OPEN SEA VIEWS
- SOUTH ORIENTATION
- 8 MINUTES TO MÁLAGA CITY CENTER

Located within an exclusive residential community, these luxury villas enjoy spectacular panoramic views of the Mediterranean Sea and the surrounding natural forest. Thanks to their privileged south-facing orientation, the properties are bathed in natural light throughout the day and offer a perfect balance between privacy, tranquillity, and convenience.

Ideally situated just 8 minutes from Málaga city centre, La Malagueta Beach, restaurants, shopping areas, golf courses, and all essential amenities, the villas provide an exceptional lifestyle in one of the most desirable locations on the Costa del Sol.





EXCLUSIVE LIVING, **MEDITERRANEAN LIGHT**

Designed with contemporary architecture and high-quality finishes, each villa offers 4 to 5 spacious bedrooms, all with elegant en-suite bathrooms, as well as expansive private terraces, an entertainment room, and a wine cellar. Floor-to-ceiling windows enhance the open-plan living areas, seamlessly connecting the interior spaces with the outdoor environment and maximizing the stunning views.

Every detail has been carefully considered, from the fully equipped designer kitchen—customizable during the construction process—to the generous south-facing terraces and the private saltwater infinity pool, creating a home that perfectly combines luxury, comfort, and modern living.

MODULNOVA KITCHEN & BATHROOM FURNITURE
INCLUDED IN THE PRICE

FOR THE CLIENT TO CHOOSE





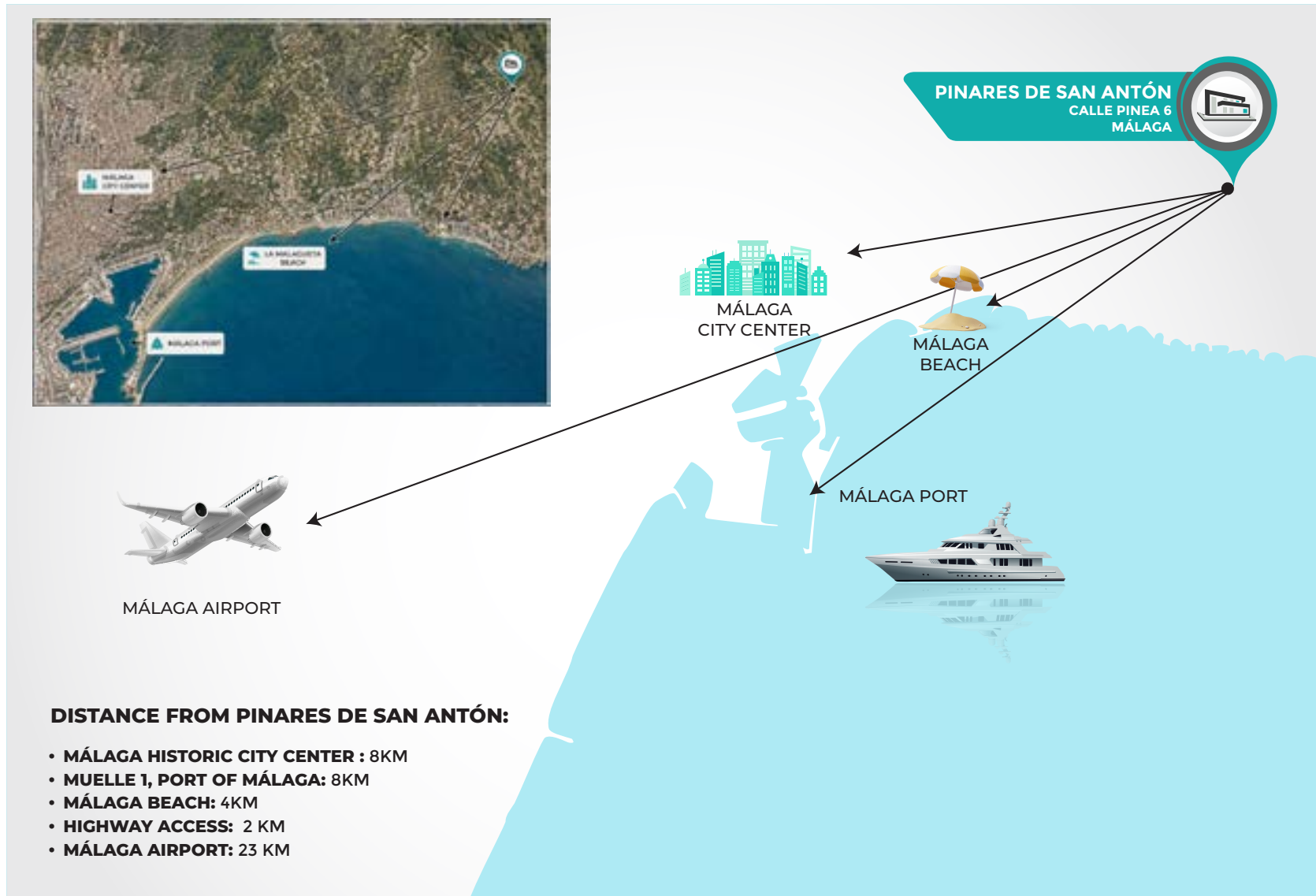








PRIME LOCATION



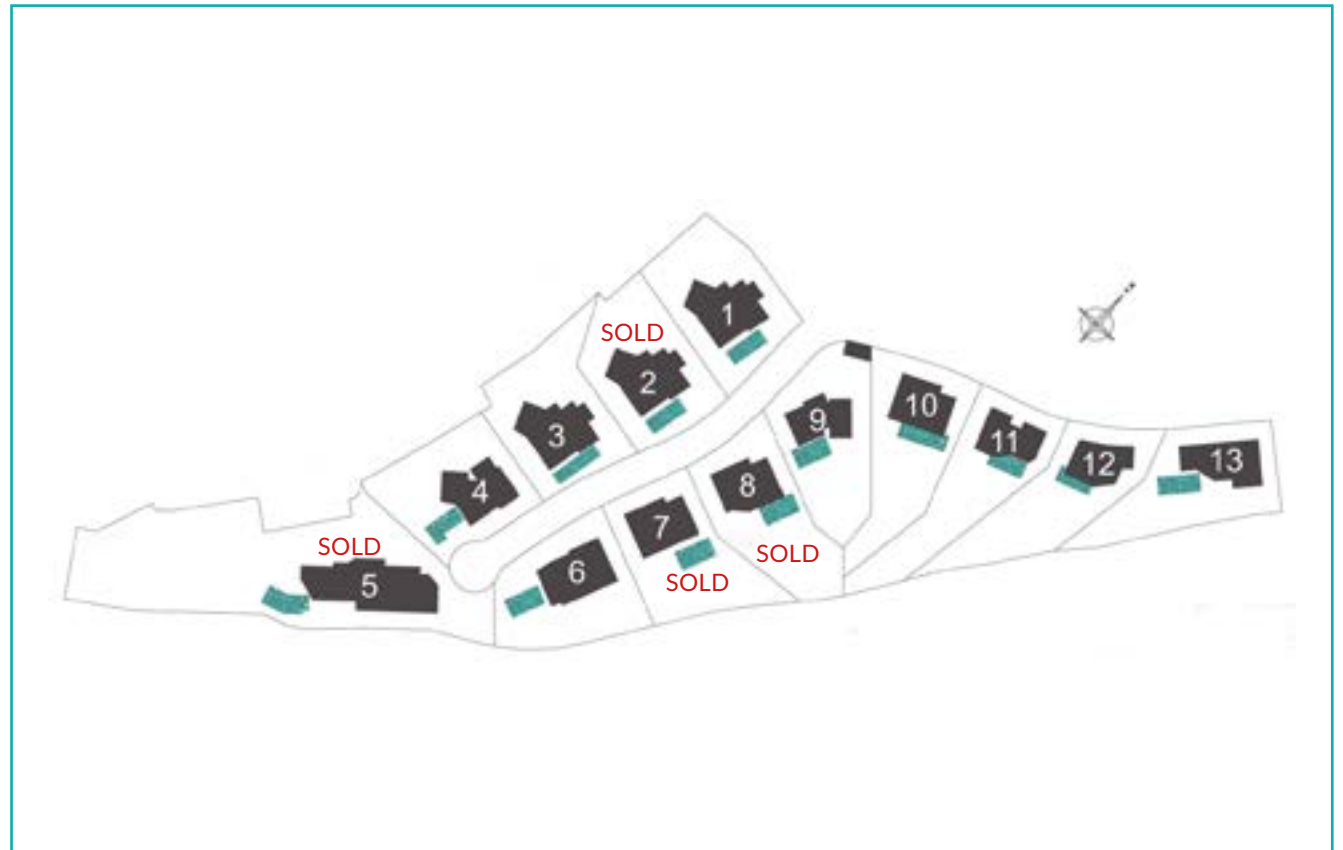


PINARES DE SAN ANTÓN, 13 VILLAS MALAGA HILLS. Construction Photo date 06/2026

SITE PLAN

PINARES DE SAN ANTÓN, 13 VILLAS MALAGA HILLS

Name of villa	Total Closed area
Villa 1	341,75 m ²
Villa 2	341,90 m ²
Villa 3	348,30 m ²
Villa 4	318,55 m ²
Villa 5	509,54 m ²
Villa 6	391,19 m ²
Villa 7	309,07 m ²
Villa 8	357,07 m ²
Villa 9	327,91 m ²
Villa 10	365,29 m ²
Villa 11	299,45 m ²
Villa 12	358,91 m ²
Villa 13	320,34 m ²



VILLAS PRICE LIST

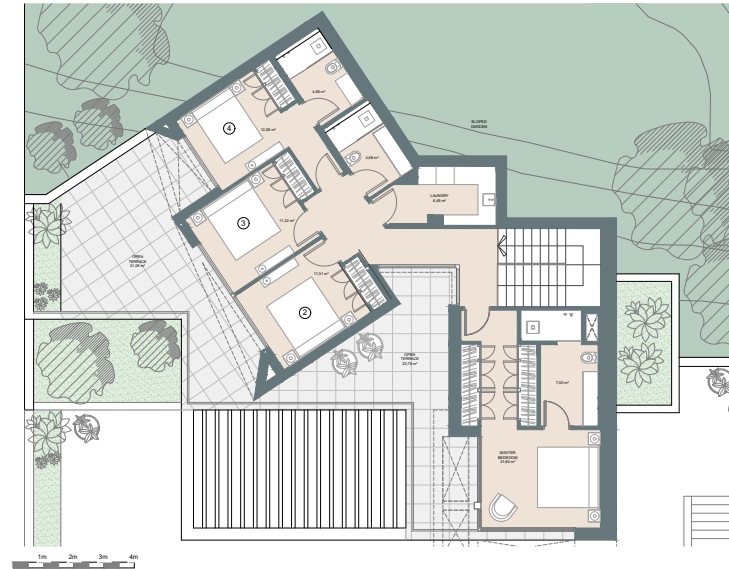
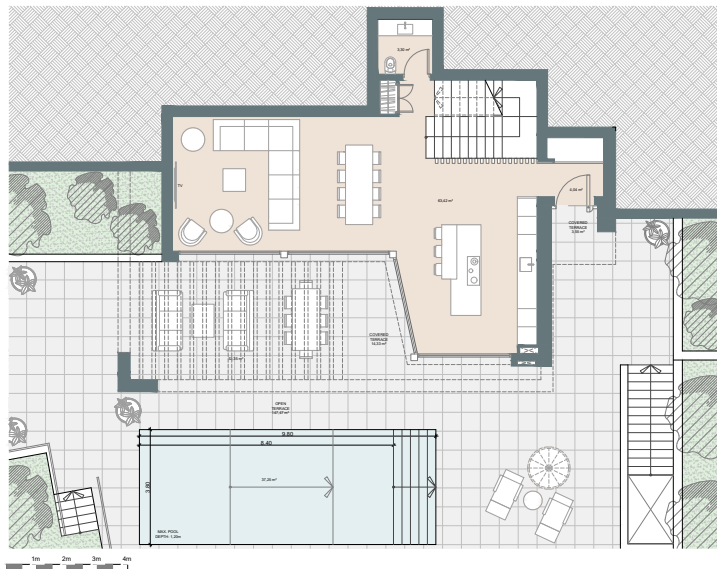
Villa	Plot size	Total built area (m²)	Total closed area (m²)	Rooms	Entertainment room	Wine cellar	Parking place	Prices
1	914	653	341,75	4	1	YES	3	AVAILABLE
2	916	650	341,90	4	1	YES	3	SOLD
3	921	618	348,30	4	1	YES	3	AVAILABLE
4	870	566	318,55	4	0	YES	3	AVAILABLE
5	2450	837	509,54	5	1	YES	3	SOLD
6	915	588	391,19	5	1	YES	2	AVAILABLE
7	916	513	309,07	4	1	YES	4	SOLD
8	916	514	357,07	5	1	YES	3	SOLD
9	915	484	327,91	4	1	YES	3	AVAILABLE
10	918	467	365,29	5	1	YES	3	AVAILABLE

VILLA 1 FLOOR PLANS



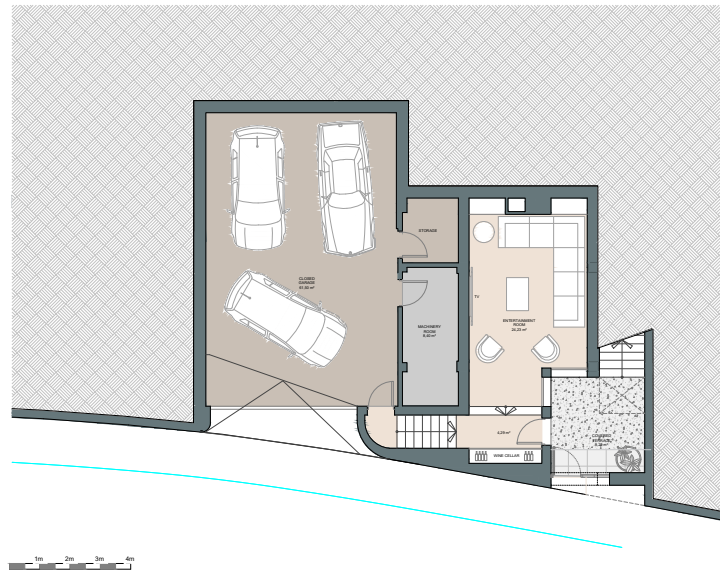


- 📍 Málaga Hills
- 🏠 Total Built: 653 m²
- 🏠 Total Closed: 341,75 m²
- 📏 Plot size: 914 m²
- 🛏 Beds: 4
- 🚿 Baths: 3
- 🚗 3 parking spaces
- 🎮 Entertainment room
- 🍷 Wine cellar
- 💼 Private office

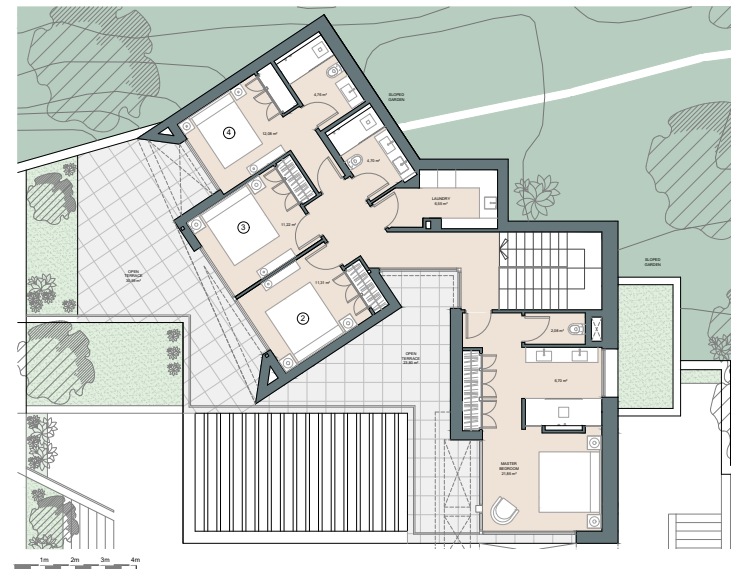
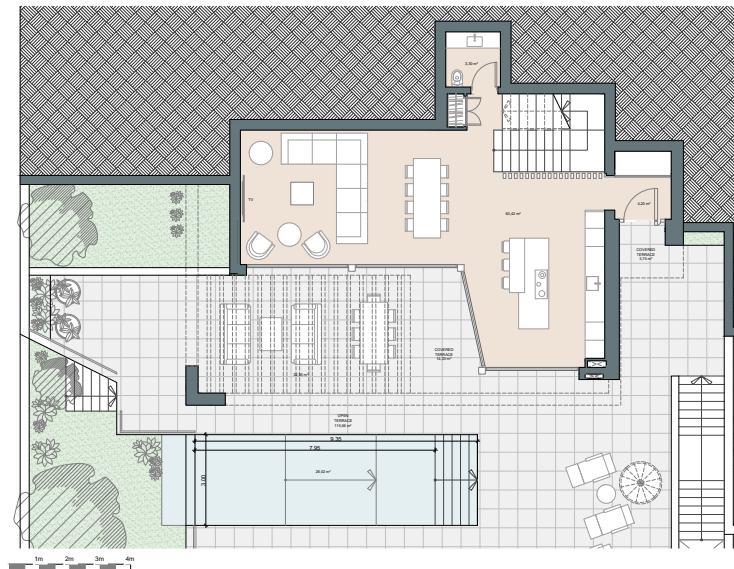


VILLA 3 FLOOR PLANS



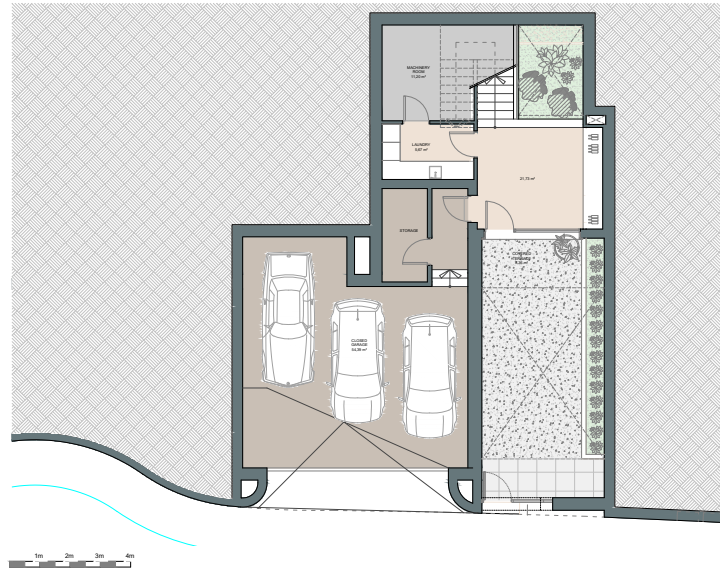


- 📍 Málaga Hills
- 🏠 Total Built: 618 m²
- 🏠 Total Closed: 348,30 m²
- 📏 Plot size: 920,62 m²
- 🛏 Beds: 4
- 🚿 Baths: 3
- 🚗 3 parking spaces
- 🎮 Entertainment room
- 🍷 Wine cellar
- 💼 Private office

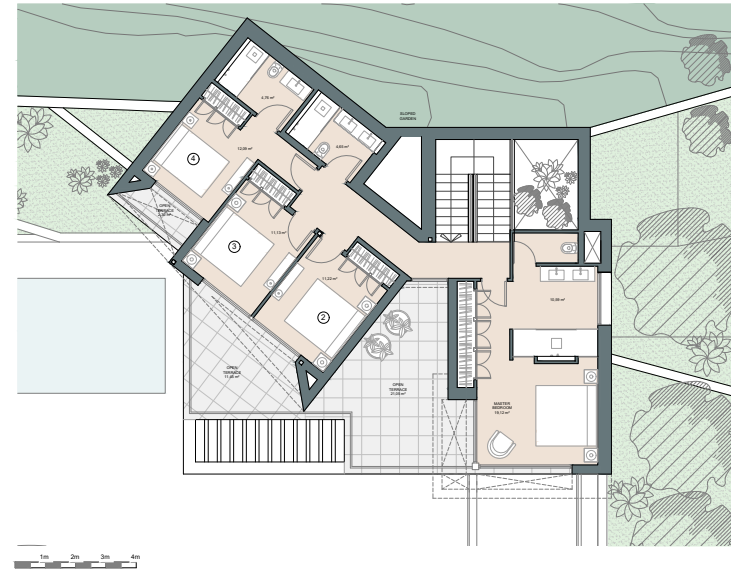
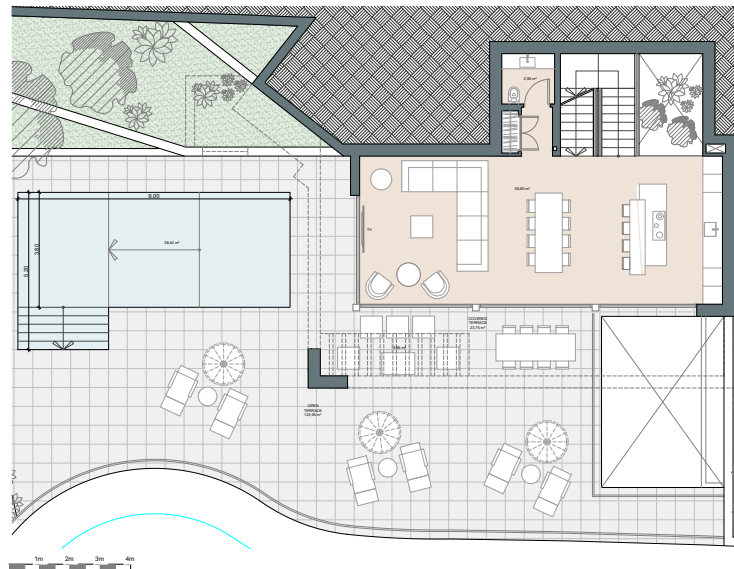


VILLA 4 FLOOR PLANS





- 📍 Málaga Hills
- 🏠 Total Built: 566 m²
- 🏠 Total Closed: 318,55 m²
- 📐 Plot size: 869,58 m²
- 🛏 Beds: 4
- 🚿 Baths: 3
- 🚗 3 parking spaces
- 🎮 Entertainment room
- 🍷 Wine cellar
- 💼 Private office



VILLA 6 FLOOR PLANS



Málaga Hills



Total Built: 588 m²



Total Closed: 391,19 m²



Plot size: 915,13 m²



Beds: 5



Baths: 4



2 parking spaces



Entertainment room

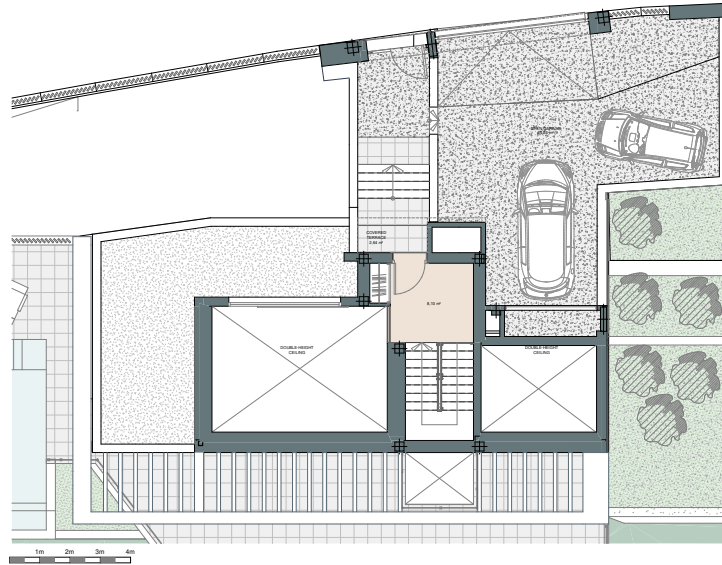


Wine cellar

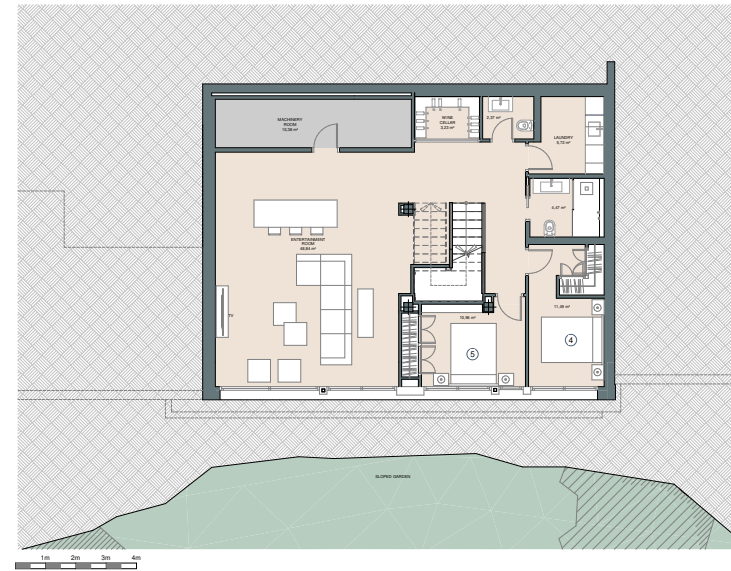


Private office

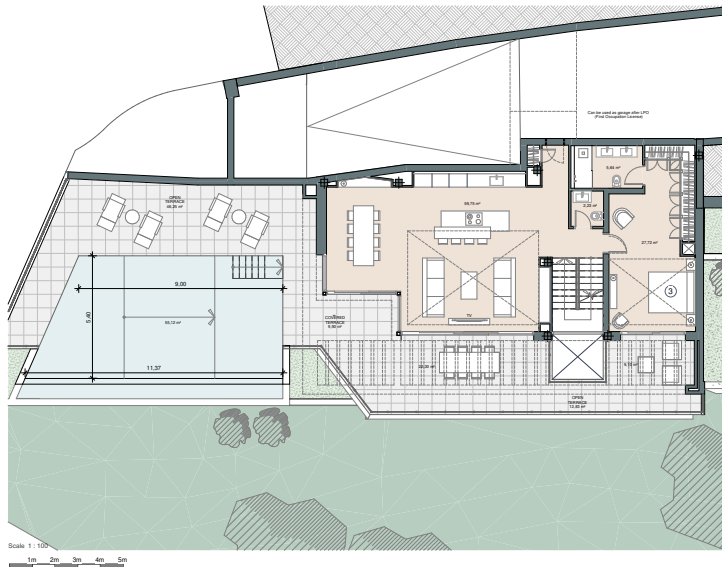
Pinares de San Antón *Villa 6 Entrance Level*



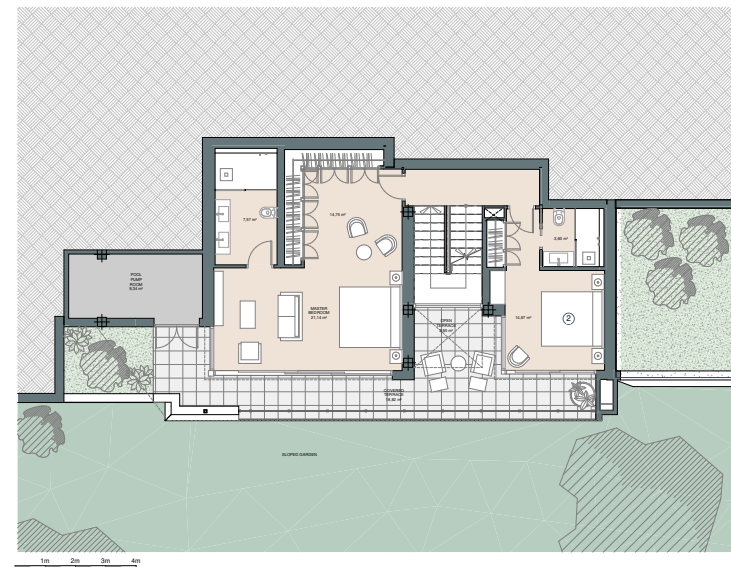
Pinares de San Antón *Villa 6 Entertainment level*



Pinares de San Antón *Villa 6 Level +1*

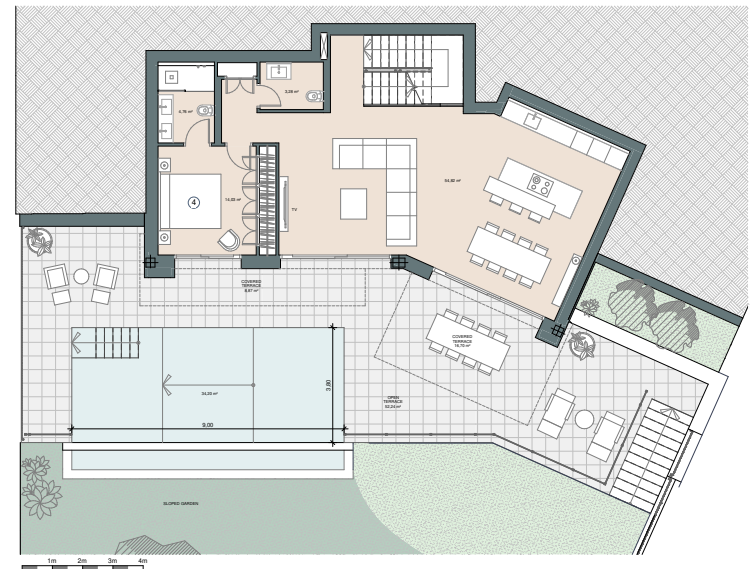
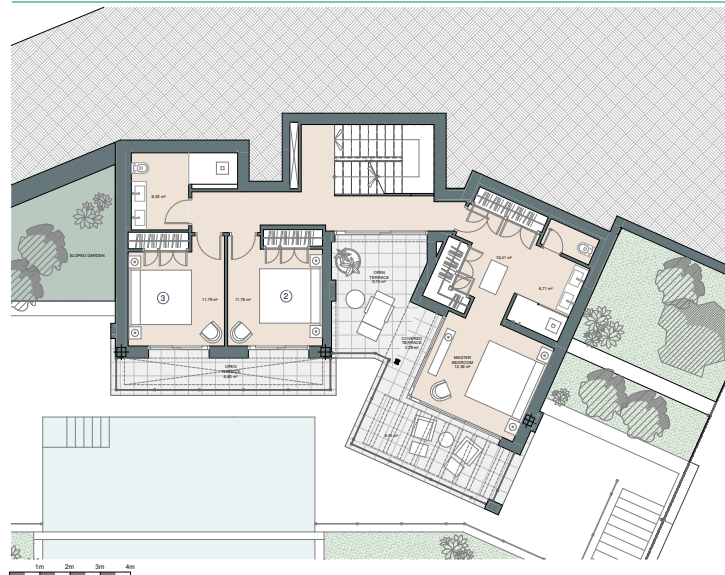
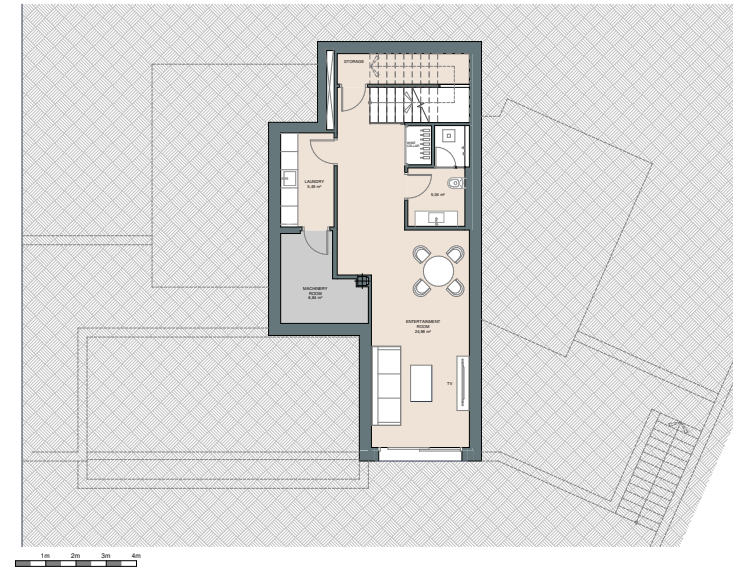
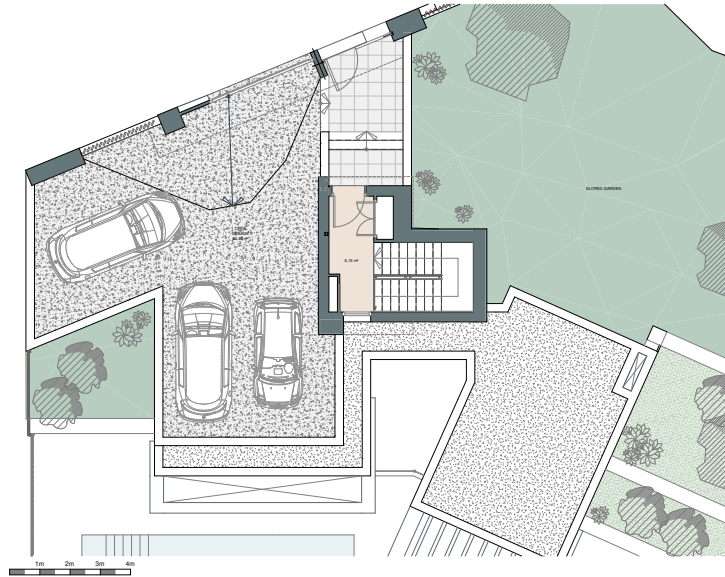


Pinares de San Antón *Villa 6 Ground Level*



VILLA 9 FLOOR PLANS

- 📍 Málaga Hills
- 🏠 Total Built: 484 m²
- 🏠 Total Closed: 327,91 m²
- 📏 Plot size: 915,29 m²
- 🛏 Beds: 4
- 🚿 Baths: 3
- 🚗 3 parking spaces
- 🏡 Total terrace: 121 m²
- 🏊 Swimming pool: 34 m²





ENTERTAINMENT ROOM



PREMIUM MATERIALS & FINISHES

FOUNDATIONS

Shallow reinforced concrete foundation, strengthened with micropiles where necessary.

LOAD-BEARING AND HORIZONTAL STRUCTURE

Reinforced concrete slab structure, with columns made of the same material or steel, and reinforced concrete retaining walls.

BUILDING ENVELOPE

Double-skin façades composed of perforated brickwork with plaster coating, polyurethane thermal insulation, and an interior layer formed by dry-lining with laminated gypsum board partitions. Externally finished with waterproof cement mortar and painted coating. Exterior wall paint: smooth white texture.

ROOFS

Walkable roofs with gentle slopes and double-layer asphalt waterproofing, including thermal insulation where located above living spaces. The finish will be large-format porcelain flooring, similar to the interior floors, with a C3 slip-resistance rating on

terraces and porches, and gravel or artificial grass on non-walkable areas.

PARTITIONS AND INTERIOR FINISHES

Interior partitions will be made of laminated gypsum drywalls with internal insulation. In bathrooms, toilets, kitchens, laundry rooms, and technical rooms, moisture-resistant panels will be used.

Exterior finishes will be continuous, made with traditional waterproof cement mortars.

False ceilings will be made of laminated gypsum board. In laundry rooms and technical areas, modular ceilings will be installed. In bathrooms and toilets, ceiling access panels will be made of wood.

Interior walls and ceilings will be coated with acrylic paint.

Metalwork will be finished with enamel paint after a primer coat of red lead. Plastic paint will be applied to the ceilings of humid areas.

FLOORING AND STAIRS

FLOORING – RESIDENCE

The flooring throughout the residence will be porcelain stoneware, FLORIM Biotech Crema Soft 120x120 cm. The

same material, in its non-slip version, will be used for terraces and covered porches.

STAIR FLOORING

FLORIM Biotech Crema Soft porcelain stoneware on all levels.

From ground floor to first floor: wood (Houses 1–3).

COVERED AND UNCOVERED PARKING FLOORING

Exposed aggregate concrete for exterior parking areas, or epoxy-painted concrete for interior garages.

KITCHEN

The kitchen comes fully furnished by MODULNOVA.

Appliances included.

BATHROOMS

MAIN, SECONDARY BATHROOMS AND TOILET

Flooring: FLORIM Biotech Soft porcelain stoneware, 120x120 cm layout. Shower area finished with the same material in its non-slip version.

Shower walls tiled with FLORIM Biotech Soft porcelain stoneware, 120x120 cm pieces. All other vertical surfaces will be painted.

Bathroom furniture by MODULNOVA.

PLUMBING

Interior plumbing will be cross-linked polyethylene (PEX), and exterior piping will be high-density polyethylene (PE).

All rooms are equipped with shut-off valves, hidden but accessible behind furniture or ceiling access panels.

Terraces include water outlets.

Domestic hot water (DHW) is produced via aerothermal system using a top-brand unit.

The residence includes an irrigation network for exterior gardens.

The swimming pool features saltwater chlorination.

ELECTRICAL INSTALLATION

Electrical switches and outlets of top brand, matte white finish.

The electrical panel will be located inside the installations closet within the residence.

Lighting in hallways, bathrooms, and exterior areas, with dimmers in the living room, entertainment room, and master bedroom.

Pre-installation of electrical points for curtains and

blinds in the living room and bedrooms.

AIR CONDITIONING

HEATING & COOLING

Heat pump system of a top brand, providing both heating and cooling.

Outdoor unit located on the roof or in the garden area.

Indoor duct units installed in false ceilings of bathrooms, technical rooms, or walk-in closets.

Air distribution via fiber ducts, with supply and return grilles.

Hydronic underfloor heating throughout the residence.

VENTILATION

Single-flow ventilation system throughout the residence, with extraction points in wet areas and a common extractor located on the upper floor.

TELECOMMUNICATIONS

Video intercom system.

Wi-Fi coverage throughout the residence.

TV outlets in the living room, entertainment room, and

master bedroom; pre-installation in the remaining bedrooms.

ELEVATORS

Pre-installation for elevators in Villas 8 and 10.

INTERIOR JOINERY

Armored entrance door.

Lacquered interior doors with concealed hinges and magnetic locks.

Built-in wardrobes fully fitted with top shelf, hanging rails, drawers, and shelves.

EXTERIOR JOINERY

All exterior joinery in textured aluminum with thermal break, CORTIZO brand.

Glass railings.

**MODULNOVA KITCHEN & BATHROOM FURNITURE
INCLUDED IN THE PRICE**

FOR THE CLIENT TO CHOOSE



Lars Christensen

Founder

Lars is a Danish entrepreneur with more than 30 years' experience within the Danish and Spanish construction industry.

He has a strong background in Danish construction and have worked with clients who live in colder climates and spend a great deal of time in their homes, and therefore demand much higher standards of quality and functionality. This extensive experience and knowledge have been applied to the development and management of our Spanish properties.



Oscar Vera

Director Project Manager

With over 10 years of experience in the construction sector, Óscar has led residential, commercial, office, and civil engineering projects in Spain and abroad, including Denmark and Saudi Arabia.

Throughout his career, he has been involved in all phases of projects, from planning to execution, ensuring quality, on-time delivery, and cost control.

His experience combines technical expertise, international vision, and leadership, ensuring that each project is successfully executed and meets the highest standards.



Ana Pérez del Pulgar

Head of Sales

More than 25 years of professional experience in the luxury sector for national and international companies. She has been a specialist in sales and customer services across various sectors, including retail, hospitality, construction and real estate.

Born in Malaga, specialist in new construction sales, She is characterised by her involvement and accompaniment of the client throughout the purchase process until Housing delivery and personalised after-sales service. Attention to detail and anticipating needs, making excellence her personal trademark.







Gardens under construction, actual photo (2026)







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www.cogitarihomes.com

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